



CITY OF ESCALON

DEVELOPMENT SERVICES

2060 McHenry Avenue ▪ Escalon, California 95320 ▪ Office 209.691.7432 Fax 209.691.7439

Any Escalon business that does not have a commercial storefront, office, commercial or industrial location is considered to be a home-based business, even if the sales or services are performed outside the residence. Post office boxes, whether U.S. or private, can only be used as mailing addresses and cannot be registered as commercial locations.

HOME OCCUPATION REGULATIONS

Directions: Read and initial each statement below to signify you understand and/or verify the information.

1. Home Occupation Intent

The Escalon Zoning Ordinance makes a clear distinction between residential land use and business land use. Residential zoning districts are deliberately separated from business zoning districts to promote a quiet, safe living environment. Residential neighborhoods are intentionally reserved as places to be safe for children to play out-of-doors and adults to enjoy outdoor recreational activities such as walking and jogging. Residential neighborhoods are intended to be kept free from the hustle and bustle of business activity.

2. Home Occupation Criteria

The home occupation is the lone commercial exception to the separation of residential and business activities. The home occupation is allowed only if the business is undetectable from normal and usual residential activity and has no perceptible effect on the residential nature of the neighborhood.

3. Home Occupation Application

Application for a home occupation is administered by the Planning Department. Issuance of the permit must not be detrimental to the public health, safety or welfare or injurious to the property or improvements of adjacent properties.

4. Home Occupation Evaluation

Medical or dental care, therapeutic massage, psychological counseling, barber and beauty shops, retail sales; medical, therapy or chiropractic clinics; pet grooming; real estate offices; photographic studio; child day care for more than twelve children; music lessons for classes of four or more; T.V., audio or appliance repair and servicing; cabinet shop, furniture manufacturer or upholstery repair; automotive repair or maintenance or other automotive services; bicycle, lawn mower, small engine or tool repair or maintenance; welding; adult entertainment facility/business and the like are not allowed as home occupations. Solitary, one person occupations such as book-keeping, editing, writing, computer programming, handicraft making and the like are the type of activities that may be allowed as a home occupation. Each application is individually evaluated by the City.

5. Home Occupation Merchandising Prohibited

There must not be any selling of merchandise to the general public from the home occupation location.

_____ 6. Home Occupation Not Detectable

No mechanical equipment or operation is to create a make noise, dust, odor, vibration, or other effect detectable at the property line. Noise level at the property line must not exceed 65 dbA and must not be detectable by the five senses at the property lines. The limits in the Noise Control chapter of the Escalon Municipal Code apply to all home occupations.

_____ 7. Home Occupation Work Force

Only residents of the dwelling are to be engaged in the home occupation conducted at the subject real property.

_____ 8. Home Occupation Ownership

If the home occupation is a partnership or corporation, at least one of the owners must reside at the residence. Nonresident workers or partners are not allowed to work, report for work, at the subject residence.

_____ 9. Home Occupation Incidental

The home occupation must be clearly incidental and subordinate to the residential use of the property.

_____ 10. Home Occupation Location

The home occupation may only be conducted in the dwelling. The home occupation must not require use of more than 25 percent of the habitable floor area of the dwelling. Home occupations shall not be conducted in any garage, carport or accessory building.

_____ 11. Home Occupation Not Visible

Products produced by the home occupation must not be placed where they will be visible from the outside of the dwelling.

_____ 12. Home Occupation Storage Limit

Outdoor storage and/or display of products, material or supplies is prohibited.

_____ 13. Home Occupation No Change in Appearance

No change in the outside appearance of the building premises is allowed for or because of the conduct of the home occupation.

_____ 14. Home Occupation Advertising

Advertising of the home occupation is not allowed. The advertising prohibition applies to be on-premises signs and media advertisement that identifies the location/address of the home occupation.

_____ 15. Home Occupation Customer Traffic

The home occupation must not generate pedestrian or vehicular traffic beyond that which is normal to a residential zoning district and/or that particular neighborhood, which ever is less.

_____ 16. Home Occupation Garage Restriction

Incidental storage is allowed in a garage, but it must not interfere with the parking of vehicles, which is the primary purpose of the garage. The City has the right to inspect the garage to verify compliance.

_____ 17. Home Occupation Vehicle Limit

No more than one motor vehicle used by the home occupation is to be parked at the residence at one time. No more than one customer vehicle is to be parked at the residence at any one time. The term, "at the residence", includes both on-street and off-street parking.

_____ 18. Home Occupation Vehicle Size Limit

The one allowed motor vehicle that may be used by the home occupation must not exceed 230 inches in length and 80 inches in width. All full size sedans, full-size two door pickup trucks and most passenger vans qualify.

_____ 19. Home Occupation Taxies, Trucks and Trailers

Dual wheel trucks, taxies, limousines, commercial trucks and trailers of any size or appearance, whether owned by the business or by customers, are prohibited from parking at the home occupation. Parcel delivery trucks excepted.

_____ 20. Home Occupation Code Compliance

The residence must meet the requirements of the Uniform Building Code. The site must have adequate utilities, street access, sanitation, drainage and other utilities and improvements.

_____ 21. Home Occupation Legal Compliance

The home occupation must conform to all City of Escalon, San Joaquin County and State Code, Ordinances and Laws.

_____ 22. Home Occupation Hold Harmless

Notwithstanding approval of this Permit, City and Applicant/Owner acknowledge that City has not made an independent investigation of the design of the proposed use, or conditions affecting either design or use. Applicant/Owner shall indemnify and hold harmless the City, its elective and appointive boards, commissions, officers, agents and employees from all damages, injuries, claims and any and all liability and costs arising from or about the site or in connection with the conduct of business thereon. Applicant/Owner agrees to, and shall, defend City, its elective and appointive boards, commissions, officers, agents and employees, from any suits or actions at law or equity from damages caused, or alleged to have been caused, by reason of the aforesaid design, construction and use of the involved site pursuant to this Permit. The terms of this paragraph shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of the aforesaid design or operations referred to herein, regardless of whether or not City has prepared, supplied or approved of plans and or specifications for use of the proposed site.

Home Occupation Affidavit

I have read, understand and agree to comply with numbered 1-22 listed above, Home Occupation Regulations that apply to my home occupation at:

_____, Escalon, CA 95320
ADDRESS

APPLICANT'S NAME

APPLICANT'S SIGNATURE

DATE



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Home Occupation Permit Application

Applicant's Name (Print)

Mailing Address (Print)

Business Name (Print)

Property Address of Business (Print)

Applicant's Home Phone

Applicant's Business Phone

Property Owner's Name

Phone Number

Owner's Mailing Address

City

Zip Code

Please answer all the questions. If not applicable, indicate "N/A"

1. Description of home occupation. _____

2. What materials, chemicals, or supplies will you be using/storing at the residence? List type and quantity? _____

3. What type of equipment, tools or machinery will you be using in your home occupation?

4. What is the energy consumption/power rating (horsepower, amps, watts or BTUs) of the items listed for the question above? _____

5. Will there be any alterations or remodeling of the residence to facilitate your proposed business?

6. How much customer traffic do you expect will be generated by your home occupation? Include vehicle and pedestrian traffic. _____

7. Will the home occupation involve any of the following processes? Cutting, sawing, heating, mixing, welding, drilling, painting, cooking, grinding, sanding, any other _____

8. How many square feet of the residence will the home occupation utilize? _____

9. Will any lessons be given at the residence? (If yes, indicate the time of day, number of lessons per day and number of students taught per lesson) _____

10. Will any vehicles be used in the conduct of the business? (If yes, indicate the number, size and where to be parked) _____

11. What will be the number and frequency of deliveries or shipments to & from the residence?

12. Is a County, State or Federal permit required for the conduct of your proposed business? (If yes, indicate the type and numbers of any) _____

I certify (or declare) under the penalty of perjury that the foregoing provided information is true and correct and that I have read and will comply with the HOME OCCUPATION REGULATIONS of the CITY OF ESCALON.

Applicant's Signature

Date

Property Owner's/Manager's Signature

Date

Property Manager's Name

Phone Number

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FOR OFFICE USE ONLY:

Received by: _____ Amount Paid: _____ Approved by: _____

Received Date: _____ Receipt #: _____ Approval date: _____

